



Committee Report

Planning Committee North: 14 July 2020

Application no DC/20/1704/FUL

Location

55 Gainsborough Drive
Lowestoft
NR32 4NJ

Expiry date 28 July 2020
Application type Full Application
Applicant Mr Sam Robinson

Parish Lowestoft

Proposal Conversion of original garage to kitchen extension with additions to the roof of the garage and front porch to include; a short catslide running across into a dual-pitched roof over the garage.

Case Officer Matthew Gee
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1. Summary

- 1.1. Planning permission is sought for the conversion of the original garage to a kitchen extension with alterations to the roof over the existing garage and front porch. The proposed works are considered respectful of the existing character and appearance of the dwelling and street scene, and would have no material amenity impact on neighbouring properties. The proposal is therefore considered compliant with policy, and as such it is recommended that planning permission be granted subject to conditions.
- 1.2. The application is referred to planning committee as the applicant is an employee of East Suffolk Council.

2. Site description

- 2.1. The site is located within the Settlement Boundary for Lowestoft and comprises of a detached two storey dwelling. The dwelling fronts Gainsborough Drive to the north and is bounded on all sides by residential development.

3. Proposal

- 3.1 Planning permission is sought for the conversion of original garage to kitchen extension with alterations to the roof over the existing garage and front porch.

4. Consultations/comments

- 4.1 No third-party letters of representation received at time of writing this committee report. Public consultation period ends 25 June; an update will be provided in the update report if any representations are received.

5. Consultees Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	4 June 2020	25 June 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 23 June. It was agreed to recommend approval of the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	4 June 2020	15 June 2020
Summary of comments: No objections.		

6. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019))

National Planning Policy Framework

7. Planning considerations

- 7.1 Policy WLP8.29 sets out, amongst other things, that proposed development should respect the character, design, and scale of the host dwelling. The only visual element of the proposed work is the alteration of the existing garage and porch roof to make a portion of the flat roof pitched. That alteration would match the pitch of the existing dwelling; is of a

proportionate scale; and will use materials that are sympathetic. It is therefore considered that the proposal would respect the character, design and scale of the host dwelling.

- 7.2 The policy also sets out that proposed development should respect the character and appearance of the surrounding area. The application site is in a row of similarly designed dwellings, although a number have been altered over the years, including the introduction of pitched roofs to their porches. This has not adversely altered the character of the area, and it is not considered that the addition of the roof to the application dwelling would either. In addition, as noted above, it is considered that the proposal is respectful of the existing dwelling. Therefore, the proposal would not have any adverse impact on the character and appearance of the surrounding area.
- 7.3 Policy WLP8.29 also sets out that proposed development should not result in an adverse impact on the amenity of neighbouring residents. The proposed roof alterations will be well separated from the nearest residential properties to the north, south and west, and the proposed alterations will not result in a significant increase in height of built form. Therefore, it is not considered that the proposal would result in any additional loss of light to neighbouring residents or result in excessive overshadowing of their rear gardens, which would adversely impact on the enjoyment of neighbouring dwelling house. In addition, the proposal involves the introduction of ground floor windows, which are not considered to result in any additional overlooking. Therefore, the proposal would preserve the amenity of neighbouring residents.
- 7.4 It is also considered that the site would retain sufficient on-site parking space for the size of the dwelling. The loss of the garage would not result in any highway safety implications.
- 7.5 The site is also located in flood zone 1; as such, the risk of flooding is low.

8. Conclusion

- 8.1 In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

- 9.1 It is recommended that planning permission be granted subject to conditions.

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Existing and proposed elevations, received 03/06/2020
 - Site location plan, received 18/05/2020

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The external materials to be used shall match as closely as possible in type, colour and texture those on the existing.

Reason: To ensure the satisfactory external appearance of the development.

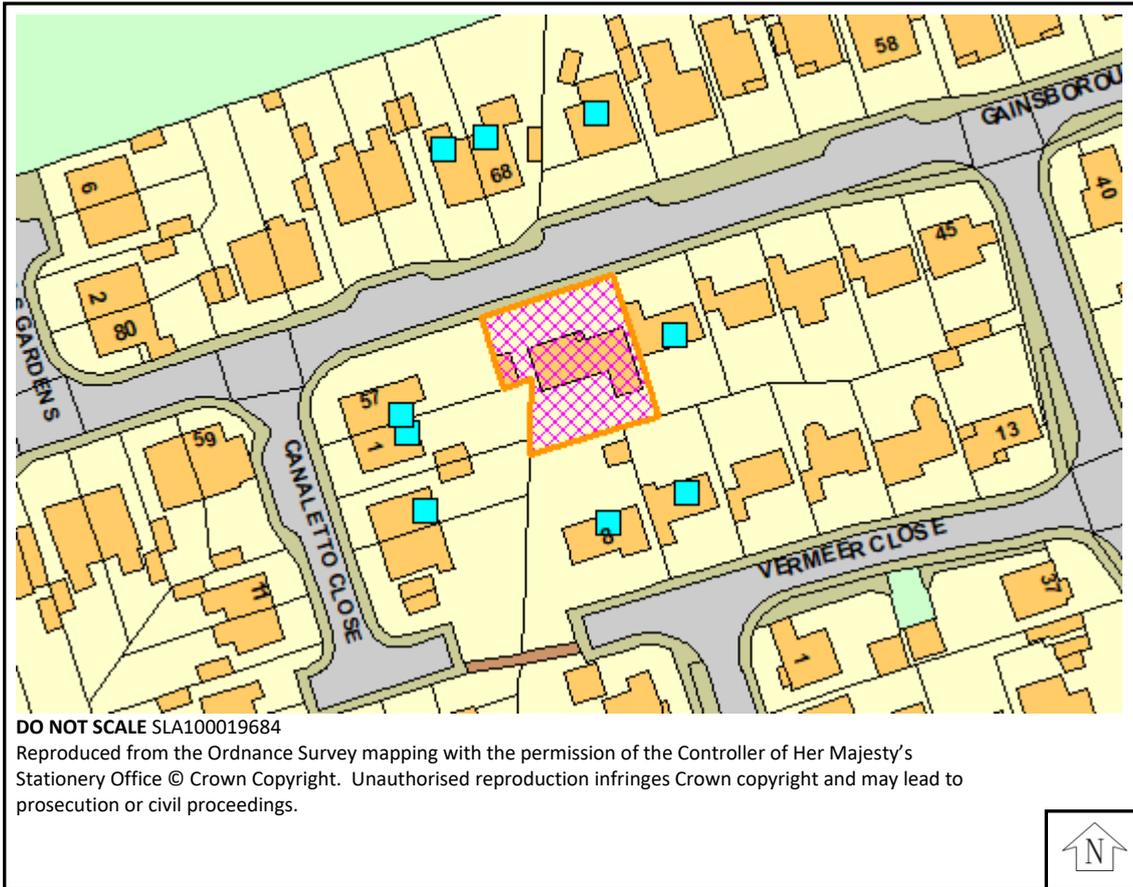
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/20/1704/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9WFXQXJDN00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support